

SECTION 5e - Credit Release

CREDIT RELEASE

A portion of the total bank credits may be released after property ownership transfer and/or conservation easement execution (assuming an approved MBI) as an up-front issuance prior to bank construction. Ideally, these will be preservation-oriented credits calculated by subtracting the "without" bank credit allotment from the "existing" condition credit allotment. By removing any demonstrable threat of degradation associated with the "without" bank scenario, the release of these credits can be ecologically justifiable as preservation credits. In some circumstances, there will be negligible ecological degradation associated with a particular "without" bank scenario when compared to existing conditions, i.e., no true preservation credits available. The Florida MBRT recognizes that some "up-front" capital is usually needed by the banker for operation. For this reason, a 10 percent maximum up-front credit release may be acceptable (10% of total bank credits). This 10 percent can also be used as a granted base, should true preservation credits be less than 10 percent. If true preservation credits exceed the 10 percent base, they are of course acceptable.

Credits remaining are those resulting from the subtraction of "existing" condition credits from the "with" bank credits. The release of these credits should be clearly based upon the attainment of success criteria. There are normally two components of this remaining credit pool. The first is the construction component, where success criteria would normally be based on the ecological lift associated with the successful completion of bank construction/initial undesirable plant eradication activities. The second component entails success criteria dependent upon monitoring for measurement. The bulk of credits should ideally be held up for release through this component. The attendant success criteria should be as site specific and quantifiable as possible, and should ideally be tied into the functional assessment which was used to generate the credits (through a suite of functions). Success criteria should be able to measure the functional lift by which credits were awarded in order to justify release. The release of credits will be at the discretion of the MBRT. Refer to Section 5b, Step 9 of the Creekview example for additional discussion.